

FARMINGTON CITY COUNCIL MEETING

Wednesday, April 6, 2005

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor David M. Connors, Council Members Richard Dutson, David Hale, Larry W. Haugen, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, and Deputy Recorder Jeane Chipman. Council Member Susan Holmes was excused.

Mayor Protem Haugen began discussion at 6:30 P.M. The following items were reviewed:

Agenda Item #4—consideration of Lewis Nord’s Plat Amendment request to vacate lot 4 from Farmington Downs West Subdivision. Due to the advice of the City Attorney, the City Council would need to have substantial findings for any decision made. The developer would need to show good cause, and the property owners opposed to the proposed subdivision would need to show material injury.

Agenda Item #5—consideration to vacate a portion of the 400 North Street right-of-way (north side) at approximately 139 East. The Planning Commission tabled this issue. The City Council felt they would hear the agenda item but would possibly not take action.

Agenda Item #6—consideration to vacate the south end of Davis Creek Drive (50 East) at approximately 1000 South (Creekside Estates PUD). The City Council briefly discussed the reasons for the request to vacate the property.

Agenda Item #14—Master Transportation Plan issues/discussion of hearing dates. This agenda item would be crucial because of the impact of future transportation planning on the City.

Agenda Item #15—cemetery expansion alternatives. At the current rate of sales, the City cemetery will run out of room within a few years. The Council will need to consider expansion alternatives, possibly in another area of the City.

Agenda Item #16—review of correspondence for Burke Lane/1525 West neighbors and from Duane Farley. The agenda item was a sensitive issue and would need careful consideration.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members Richard Dutson, David Hale, Larry W. Haugen, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Deputy Recorder Jeane Chipman. City Council Member Susan Holmes was excused.

Mayor Connors called the meeting to order at 7:00 P.M. **Max Forbush** offered the invocation. The Pledge of Allegiance was led by **Margy Lomax**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Rick Dutson moved to approve the minutes of the March 16, 2005, City Council Meeting. **Larry Haugen** seconded the motion with changes as noted. The voting was unanimous in the affirmative.

David Hale moved to approve the minutes of the March 23, 2005, City Council Meeting. **Rick Dutson** seconded the motion. The voting was unanimous in the affirmative.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

Annie Hedberg had informed staff that she would be moving to another location in Farmington and wondered what her status would be regarding the Planning Commission. **Mayor Connors** reflected the feelings of the Council in stating that her membership on the Planning Commission would be unaffected.

David Petersen reported proceedings of the Planning Commission meeting held March 24, 2005. He covered the following items:

- The Planning Commission approved an amended preliminary plat for the proposed Hunters Creek Subdivision located at approximately 200 West 800 North.
- The Planning Commission approved an amended preliminary plat for the proposed McKittrick property located at approximately 675 North 1800 West.
- The Planning Commission recommended that the City Council rezone the property located at 1600 South Tuscany Cove Drive from A-F to L-R-F.
- The Planning Commission granted conditional use and site plan approval to expand the County Jail located at 800 West State Street.
- The Planning Commission granted a site plan modification granted previously to construct an attached garage located at 139 East 400 North. It was moved that the site plan modification was to be approved as presented with alterations deemed necessary by staff to mitigate the screening problem on the southwest corner of the property and was subject to the applicant granting a conservation easement to the Utah Heritage Foundation (or some other nonprofit group acceptable to the City) to preserve in perpetuity the two remaining structures on the property adjacent to 400 North Street. Such an easement would prevent the demolition of these structures in the future. Also a part of the motion was that the applicant must remove the portion of the rock wall out of compliance on the south side of property, parallel to street.

- The Planning Commission tabled consideration of the request to vacate a portion of the 400 North Street right-of-way at 139 East to allow the property owner time to expand the petition to include other property owners along the street and to make sure there were no utilities in the right-of-way.
- The Planning Commission approved the boundary adjustment between Lots 214 and 215 of the Pointe of View Subdivision, Phase II.
- The Russon Brothers Mortuary officials approached the Planning Commission about having synthetic rock on their new building. After discussion and suggested conditions, the Planning Commission was in favor of the synthetic rock mixed with real rock in specific places on the building.
- The Farmington Trail Committee had suggested an ordinance which would more carefully outline the procedure for development which would ensure the proper location and improvement of trails throughout the City.

**PUBLIC HEARING: CONSIDERATION OF LEWIS NORD'S PLAT AMENDMENT
REQUEST TO VACATE LOT 4 FROM FARMINGTON DOWNS WEST SUBDIVISION
(Agenda Item #4)**

Mr. Petersen reviewed information found in packet material, which indicated Farmington City received a petition from Lewis Nord to amend the Farmington downs West subdivision by vacating all of Lot 4 for "future developing purposes." The Planning Commission reviewed the petition on February 23, 2005, and recommended that the City Council approve Mr. Nord's request.

In consideration of Mr. Nord's petition, the City Council had to determine whether or not the public or any person would be materially injured by the proposed amendment. The City had received letters of protest from Kenneth E. Williams and Dian Williams, Brad and Maureen Benson, and Terry and Jamie Cathcart. These individuals represented the owners of all remaining property within the Farmington Downs West subdivision outside the boundaries of Lot 4. Another letter of protest was received from Cheryl Farnsworth who resided at 287 South 1100 West. Furthermore, a 15' wide storm drain easement traverses across Lots 2, 3, and 4 of the Farmington Downs West subdivision.

Mr. Petersen emphasized that the City Council would need to find substantial findings for whatever decision they made.

Public Hearing

Mayor Connors opened the meeting to a public hearing.

Bob Murray (developer) said that he was one of the property owners and was in attendance to represent the Symphony Homes developers. There was a great interest in developing within Farmington. Symphony Homes had proposed large homes with amenities that would be of benefit to the community. They had been sympathetic to the feelings of the existing property owners. He felt the concerns of those in opposition could be resolved.

Cheryl Farnsworth (287 South 1100 West) said she represented the nearby property owners. She said there were transportation problems within the area. The road was not a through street, and the traffic that used the road sped consistently. The development would increase what was already alarming traffic congestion. Large animal owners were at risk. The current owners lived there because of the peace and quiet of the area. That would be ruined if development was not slowed. Citizens did not want the development.

Mayor Connors commented there had been letters submitted to the City which were included in the packet.

Tony Combs (Symphony Homes) stated that Lot 4 had not originally been considered as part of the subdivision. It was because of suggestions from the Planning Commission that Lot 4 was being considered. The Planning Commission felt it would be a better development with the addition of the property. There would be four points of access to the subdivision. There would be an additional buffer added to the plan because of the increased property.

Public Hearing Closed

With no further comments, **Mayor Connors** closed the public hearing.

After questions from the City Council, **Mr. Murray** stated that transportation plans could be designed to redirect some of the traffic in the area off from 1100 West.

Mr. Petersen stated that neither staff nor Council Members had seen schematic plans for the development. It would be necessary to see those plans before a decision could be considered.

In response to questions from the Mayor, **Ms. Farnsworth** stated that the area had been left "A" zone (agriculture) for a reason. The large lots in surrounding areas needed to be protected. The new subdivision would not blend in with the existing homes. She suggested leaving Lot 4 out of the proposed subdivision.

Mayor Connors asked for a response from the developer to the existing residents' concerns.

Mr. Murray said that the addition of Lot 4 would help make a more attractive subdivision. Lot 4 would enhance the overall development all the surrounding property. It would also enhance

the value of all the land in the area and not just the proposed subdivision proposed by Symphony Homes.

Mr. Combs stated that with the addition of Lot 4, a community with amenities could be created. Otherwise, the development would be a straight road with homes on either side.

Mr. Dutson stated there were valid concerns on both sides of the issue. He would like to see and study the plans for the proposed subdivision. There were storm water issues and transportation design issues that needed to be resolved.

Mr. Hale said he would like specifics from the current residents regarding their objections.

Motion

Rick Dutson moved that the City Council table consideration of the ordinance authorizing the Mayor to enter an order vacating an amendment all of Lot 4 of the Farmington Downs West Subdivision and that as part of the motion, prior to reconsideration, the applicant be asked to address storm water issues, schematic plan designs, how the subdivision would be different with and without Lot 4, how wetlands would be mitigated and access on 1575 be made available, and that staff provide suggested findings on both sides of the issue; also that those opposed would be given time, if they choose, to give evidence why they would be materially damaged. **Larry Haugen** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: CONSIDERATION TO VACATE A PORTION OF THE 400 NORTH STREET RIGHT-OF-WAY (NORTH SIDE) AT APPROXIMATELY 139 EAST/LARRY ALSUP (Agenda Item #5)

According to packet information, the Planning Commission had tabled their action to make a recommendation to the City Council regarding the agenda item, but the hearing date had already been established. Therefore, it was appropriate to consider any comments for the proposal letting the public know that no action would be taken and that the hearing would be continued until after such time that the Planning Commission made their recommendation.

Public Hearing

Mayor Connors opened the meeting to a public hearing.

Public Hearing Closed

With no forthcoming comments, **Mayor Connors** closed the public hearing.

Motion

Rick Dutson moved that the City Council table consideration of Agenda Item #5, the request to vacate a portion of the 400 North Street right-of-way (north side) at approximately 139. **Larry Haugen** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: CONSIDERATION TO VACATE THE SOUTH END OF DAVIS CREEK DRIVE (50 EAST) AT APPROXIMATELY 1000 SOUTH (CREEKSIDE ESTATES PUD)/ HERALD RICE (Agenda Item #6)

Mr. Petersen explained the history of the request. On August 26, 2004, Herald and Barbara Rice received a recommendation from the Planning Commission for schematic plan approval for a lot split of the property located at the south end of Davis Creek Drive. Currently, the applicants no longer wished to subdivide their property, but wanted to maintain the ability to create one building lot. The subdivision ordinance does not allow the creation of building lots with frontage only on a street end unless a cul-de-sac or some other acceptable turn-around is constructed and dedicated by the property owner or some other entity. Therefore, the Rice's had requested approval to create a flag lot with a minimum stem width of 30 feet with the remaining 20 feet of the proposed abandoned right-of-way vacated in 10 foot widths to the adjacent property owners. On March 10th the Planning Commission recommended that the City Council vacate a portion of the 50 East street right-of-way 32 feet in width to the applicant from the cul-de-sac south to the beginning of the Rice property and that the applicant improve a 20 foot wide lane for access within said portion of the vacated right-of-way. The remaining portion of the 50 East right-of-way was to be vacated to the adjoining property owners.

Since preparation of the packet, Mr. Petersen had contacted the City Attorney and found that if the land was dedicated by plat, 50 percent of the property would have to go to each of the adjoining property owners. He explained several possible scenarios. A license agreement could be issued that would allow the developer to improve a driveway access to the property as long as the end of the street was improved into an acceptable turnaround. A deferral (or extension) agreement would have to be in place to allow the development of the second lot. The turnaround would have to be dedicated to the City. None of the proposed scenarios would require a street vacation.

Public Hearing

Mayor Connors opened the meeting to a public hearing.

Richard Lindsley (Farmington Trails Committee) said he could not tell from the packet material, but he understood there should be a trail on the property.

Mr. Petersen stated the best place for the trail was at the foot of the dike which was on the property. The trail was being planned and the property owners were aware that it would have to be developed. Also, the County was requesting a flood control easement to be able to maintain the area.

Public Hearing Closed

With no further comments, **Mayor Connors** closed the public hearing.

When asked, **Mr. Petersen** stated he did not believe that the Planning Commission would need to reconsider the issues.

Motion

David Hale moved that the City Council approve in concept scenario D as described by the City Planner wherein the land owner agreed to development a hammer head, enter into an extension agreement and a license agreement, and that staff would come back for final consideration with documents confirming the above. The motion was made subject to Planning Commission conditions, including the establishment of a trail in the location as discussed. **Rick Dutson** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: CONSIDERATION TO ADOPT ORDINANCE AMENDING MISCELLANEOUS ZONE TEXT CHANGES PERTAINING TO ACCESSORY BUILDINGS, DRIVEWAY WIDTHS AND LOCATIONS AND DRAINAGE AND EROSION CONTROL PLANS/DAVID PETERSEN (Agenda Item #7)

Over the past 4 or 5 years, inadequacies in the zoning ordinances have been noted by City staff. **Mr. Petersen** recommended that the City Council amend the zoning ordinances as set forth in the packet and as recommended by the Planning Commission. Many of the items were “house-keeping” in nature.

Public Hearing

Mayor Connors opened the meeting to a public hearing.

Public Hearing Closed

With no further comments, **Mayor Connors** closed the public hearing.

Motion

David Hale moved that the City Council approve Ordinance No. 2005-11, an ordinance amending Sections 11-11-060, 11-11-070, 11-13-050, 11-13-060, 11-30-105(1), 11-32-106(1)(a), and 11-32-106(2)(a) of the Farmington City Zoning Ordinance regarding miscellaneous text changes. **Larry Haugen** seconded the motion, which passed by unanimous vote.

REQUEST FOR “TRUCK ROUTE HAUL PERMIT”/ EARTH MOVERS, LLC (Agenda

Item #8)

Mr. Forbush briefly reviewed the haul route requested by Earth Movers, LLC. He also reviewed the conditions as recommended by staff.

Mr. Dutson was concerned that the applicant had sufficient insurance to cover liability.

Mr. Forbush stated he would provide the applicant with a list of the conditions and would review insurance requirements. He would also research the feasibility of increasing the bond requirements for future haul route applicants.

Motion

Larry Haugen moved that the City Council approve the truck route haul permit application submitted by Earth Movers conditional on the applicant's willingness to abide by the list of conditions for approval as presented in packet information. **Sid Young** seconded the motion, which passed by unanimous vote.

REQUEST FOR TEMPORARY SALES TRAILER AT FARMINGTON RANCHES EAST SUBDIVISION/RICHMOND HOMES (Agenda Item #9)

Mr. Petersen stated that previous sales trailers had been authorized for Hamlett Homes at Farmington Ranches Subdivision and for Garbett Homes. He suggested that the City Council may want to direct the Planning Commission to apply the same standards for landscaping and appearance to the current application for a sales trailer at Farmington Ranches East Subdivision as had been required of the previous approvals. He stated it did not appear that Richmond Homes had enough landscaping in their design.

Mayor Connors stated that the sense of the City Council was to approve temporary trailers when appropriate, but that quality needed to be maintained. He asked that the Planning Commission review the application with this in mind and that the City Council give final consideration at their next meeting.

Motion

Rick Dutson moved that the City Council grant conceptual approval of a temporary sales trailer at Farmington Ranches East Subdivision subject to conditions imposed by the Planning Commission including an acceptable landscaping designs and deletion of portable toilet in order to maintain proper quality. **Larry Haugen** seconded the motion, which passed by unanimous vote.

DAVIS COUNTY REQUEST FOR FINANCIAL PARTICIPATION IN FARMINGTON CREEK CHANNEL PIPING ON FARMINGTON CREEK/RESPONSE ON COMPTON BENCH DETENTION BASIN MAINTENANCE/MAX FORBUSH (Agenda Item #10)

Mr. Forbush explained that Davis County recommended installation of a new pipe under the Union Pacific Railroad at Farmington Creek. The Utah Department of Transportation (UDOT) wanted to put an additional box culvert under I-15 and one under the Legacy Parkway. The Utah Transit Authority (UTA) would install five 60-inch steel pipes under the railroad tracks. UTA would pay for two of the five pipes. Davis County proposed that the cost of the other three pipes be funded by Union Pacific, Davis County, and Farmington on an equal share basis. The anticipated cost to the City would be \$80,000. The project would be planned by the County and given a private contractor to complete the work. The work would need to be completed by June 2005 due to the anticipated construction of the commuter rail.

Mr. Forbush also reported that the County had responded to the Compton Bench Debris and Detention Basin Agreement. They had major concerns with the agreement. The County felt the debris basins were the responsibility of the City and/or Forest Service and that if the County were to do a one-time maintenance they would need to be reimbursed by the City.

Mr. Hirst stated he had been in contact with Kim Wallace regarding his proposal for piping Farmington Creek. Mr. Hirst had concerns with the design. Historically, the stream corridors in Farmington were the responsibility of the County. They collected taxes, a portion of which was intended to fund the maintenance of the creek beds. Mr. Hirst explained the engineering that was needed for the project, stating that he felt the plans would not handle the flow especially of Farmington Creek. UTA had to address the problem because they could not construct the commuter rail system planned for west Farmington without doing so. This was a flood control issue which was the responsibility of the County. It seemed to be a betterment that must be made, which was not necessarily the charge of the City. Mr. Hirst stated he was having a problem understanding why it was a commitment which the City should help fund.

Mr. Forbush suggested that the City hold a meeting with the County officials to discuss the issues involving the debris basin. He felt, however, that this specific basin had not been on the list previously approved and that the County previously had justification for not being willing to maintain the same. Mr. Forbush was directed by the Council to ask Mr. Wallace what responsibility the City would have in paying for the piping.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #11)

Larry Haugen moved that the City Council approve the following items by consent as follows:

- 11-1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.

- 11-2. Approval of revised Inter-local Cooperation Agreement with Clinton City. Clinton City insisted on a change to paragraph 6 including subparagraphs a, b, c, d, and e. The changes are okay with the City Attorney and with City staff.
- 11-3. Approval of Modified Amendment to Settlement Agreement with Somerset Homeowners Association. This agreement was sent to the HOA Board. They were unwilling to sign the same without modifications to paragraph 3. The modifications have been made which address outlining the areas of easement and the purpose of the easement. Hence, the attached letter to the agreement. The Somerset HOA Board has now signed the agreement and it is ready for Farmington City approval.
- 11-4. Approval of annual Shuttle Bus Agreement with UTA and Lagoon. The annual share the City normally pays is \$4,100, which has not increased.
- 11-5. Approval of Bond Agreement with Farmington development Corp. (Garbett Homes).
- 11-6. Approval of FY 05 Budget Review and Approval Process. Special City Council work sessions will be held April 27, May 11, and May 25.
- 11-7. Approval of budget line item for Davis Cable Channel 17 of \$5,000 in budget for continued City contribution to Davis Cable Channel 17.

Sid Young seconded the motion, which passed by unanimous vote.

**ACCEPTANCE OF FARMINGTON CREEK ESTATES DEVELOPMENT AGREEMENT
ASSIGNMENT TO BLAKEWOOD LLC FROM CANDLAND OLSEN/AMENDMENT NO.
5 TO DEVELOPMENT AGREEMENT BETWEEN CITY AND BLAKEWOOD LLC/MAX
FORBUSH (Agenda Item #12)**

As indicated in packet information, the City Council previously approved Amendment No. 5 to the Development Agreement between the City and Blakewood LLC binding Blakewood to pay the other half of the impact fees by September 1, 2006. Unfortunately the property had been sold to Blakewood so Candland Olsen could not sign the agreement. The City Attorney advised that the Development Agreement be assigned to Blakewood LLC thereafter the City could accept the assignment and approve the Amendment No. 5 to the Development Agreement between the City and Blakewood LLC.

Mr. Forbush reviewed the issue. He stated that staff recommended the City Council accept the assignment agreement and authorize the Mayor to sign the document when ready.

Motion

Rick Dutson moved that the City Council authorize the Mayor to sign an “Acceptance of Farmington Creek Estates Development Agreement Assignment” document. **Larry Haugen** seconded the motion, which passed by unanimous vote.

**AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT WITH MILLER MEADOWS
(Agenda Item #13)**

Mr. Forbush detailed the contents of the Amendment. The City Attorney had reviewed the amendment and made some suggestions, which Mr. Forbush briefly outlined. The crux of the agreement was stated in paragraph #3, which called out the cost sharing. Mr. Forbush explained the details of what the agreement would accomplish. It would provide for a needed debris basin and for a storm water drainage system.

Motion

Sid Young moved that the City Council approve Amendment No. 1 to the Development Agreement with Miller Meadows as presented, and that the table in the agreement be reconciled with the text. **Rick Dutson** seconded the motion, which passed by unanimous vote.

RECESS AND RECONVENE

Mayor Connors called a 5 minutes recess at 8:55 P.M.

**MASTER TRANSPORTATION PLAN ISSUES/DISCUSSION OF HEARING DATES/MAX
FORBUSH, RUSSELL YOUNG, AND RON MORTIMER (Agenda Item #14)**

Mr. Forbush, Russell Young, and Ron Mortimer discussed plans to hold public meetings wherein citizens could be given information and could give input regarding changes in the Master Transportation Plan. The intent of the agenda item was to have a general discussion with the City Council regarding how notifications would be sent to interested parties and how organized public hearings could be conducted. The Planning Commission would likely also be holding public hearings. The public hearings were necessary to meet legal requirements.

The Horrocks Engineers detailed the five different areas of concern:

1. North Main Street/ Cherry Hill interchange area.
2. I-15 Shepard Lane flyover to Legacy North and associated collector roads in vicinity of Park Lane.
3. West Farmington collector (frontage) road alternatives.

4. States Street on-grade freeway access and south I-15 exit ramp changes.
5. Bus rapid transit route.

They discussed the following issues: 1) Shepard Lane and Main Street connection, 2) U.S. 89 and Frontage Road connection, 3) Main Street intersection improvements, 4) Fair Grounds property impacts, 5) UTA owned railroad alignment crossing, 6) collector road connections, 7) preferred alternatives for BRT mixed with traffic, 8) BRT station location, and 9) BRT conflict with proposed roundabouts.

Mr. Forbush distributed a letter from residents on Burke Lane regarding issues regarding the D&RG Railroad crossing on Burke Lane. They had concerns with the plans being presented for improvements at that point.

Specific recommendations were discussed and alternatives considered for all five areas. The engineers were asked to be sensitive to local neighborhoods and the impact they would experience and how to clearly present the information to citizens.

The Clark Lane residents had presented a petition to the City regarding their suggestions for west State Street. The intersection at State Street and 200 West experienced regular congestion. Lagoon traffic impacted west State Street and needed to be considered in redesign of transportation plans.

Mr. Forbush stated there was a great deal of information and that citizens would have a lot of input to give City officials. It would be important to consider an effective way to receive that input. He also suggested that if citizens had drawings and information prior to meetings, it would help to distribute accurate and complete facts. There was a possibility of having two City Council meetings and two Planning Commission public hearings. The information could be printed in the *Newsletter*. It would also be necessary to allow the engineers time to make further preparations.

By consensus, the City Council approved the first City Council public hearing to consider the amended Transportation Master Plan to be held on May 18th. The meeting would have to be held at the Community Center and nothing else could be placed on the agenda.

CEMETERY EXPANSION ALTERNATIVES/NEIL MILLER AND MAX FORBUSH **(Agenda Item #15)**

Neil Miller (Park Superintendent) reviewed the agenda item for the City Council. As discussed in packet material, a number of years ago the City expanded its cemetery on land it owned to the north of the original cemetery. Since that time, the City has been selling lots at a rapid rate. Within the next seven or eight years it is likely that all the cemetery lots would be sold. It was

appropriate that the City consider expanding its cemetery and that it also look at alternatives to such an expansion. Hence, Neil Miller and the City Manager talked about the following alternatives:

1. Purchase available land near the existing cemetery as conservation land from a subdivision.
2. Encourage local mortuaries to develop and maintain their own cemetery.
3. Do nothing.

The high price of land in Farmington and the cost of development would drive the value of cemetery burial sites much higher than what they are now. At the present time, the City really would not recoup its cost for maintaining the cemetery through interest of perpetual care funds. No action was taken. Members of the Governing Body were asked to ponder these alternatives.

REVIEW OF CORRESPONDENCE FROM BURKE LANE/1525 WEST NEIGHBORS AND FROM DUANE FARLEY/MAX FORBUSH (Agenda Item #16)

After being asked to respond to issues regarding Burke Lane and 1525 West transportation proposals, **Mike Romney** stated that if the neighborhood could be listened to seriously, residents were aware the road needed to go through and they would hope to have helpful suggestions.

Mr. Forbush explained a request by Duane Farley for a variance of sewer and drainage easements along the north border of Lot 4 (1324 N. Hidden Quail Cove) Hidden Quail Cove Subdivision. Mr. Farley had experienced flooding and felt that his property was at greater risk due to development on adjacent property. He intended on building a fence to divert flood waters, but the fence would cross the utility easement. Mr. Farley also requested that after he constructed the retention wall, the City repair any damage caused if utility maintenance was required. Mr. Forbush suggested that Mr. Hirst review the situation again and see if other flood mitigation efforts could be done. The fence over the easement would not be acceptable. Mr. Forbush raised the issue of funding a portion of flood mitigation in the area.

Mr. Hirst stated that the proposed wall would be inadequate to withstand flooding.

It was decided that the Mayor, the City Manager, the City Engineer, and the City Zoning Administrator would view the property and then make a decision.

CITY BROCHURE CONSIDERATIONS/MAX FORBUSH (Agenda Item #17)

Mr. Forbush stated that several members of the City Council had suggested redoing the City brochure. He recommended that a City Council Committee be created to pursue the possibility of redoing the publication.

The Mayor asked that Staff bring back proposals to the Council at a future point. Mr. Dutson and Mr. Forbush would explore possibilities.

UTAH LEAGUE OF CITIES AND TOWNS REQUEST FOR INTEREST IN LEGISLATIVE POLICY COMMITTEE/MAX FORBUSH (Agenda Item #18)

Current members of the Utah League of Cities and Towns (LPC) include Susan Holmes and Max Forbush. The City Manager believed representation on the LPC was very important to Farmington. Many cities send their mayor, a representative from the city council, and their city manager to the meetings. The City Manager was willing to continue to serve in this capacity, but he was also willing to step down and allow another City Council member or the Mayor to attend should they wish.

After discussion, it was decided that either Sid Young or David Hale would consider replacing Mr. Forbush as a member of the LPC. It was also discussed that there should possibly be a representative from Farmington on the LPC Board.

MISCELLANEOUS

Recent Legislation

Mr. Young stated that because of recent legislature, many of the City's ordinances should be reviewed regarding land use and compliance with the new laws.

Run off preparedness

Mayor Connors had questions regarding the recent rain storms and the level of preparedness of the City.

Mr. Forbush reviewed the preparedness system of the City, including silt fences and emergency personnel training.

Mayor Connors asked if areas not protected by silt fences had been studied by City officials so that there could be appropriate preparations made.

City's benefit program for City officials

Mayor Connors asked if there were a member of the governing body who wanted access to the City's benefit program, would that be a possibility.

Mr. Forbush stated that would be a possibility.

May 4th/ Close Out SID

Mr. Forbush stated May 4th would be the beginning of the closure of the SID. There would be an Equalization Board created to review issues involved in the SID. Further information would be forthcoming.

Sales of the Brass Comb added to storm sewer project

Mr. Forbush stated that the funds from the sales of the Brass Comb building had been added to the west State Street storm sewer project.

Engineering firms reviewed

Mr. Forbush said that several firms had been considered as consultants for the HUD project. It was Staff's recommendation that the City stay with CRS, City Engineers. The decision must be considered and made by the City Council and would be on the agenda for the next meeting. This decision was just for the HUD project.

Review of City consultants

The City Council discussed the possibility of reviewing the City's consultants, their qualifications, costs, and if the City was getting the best service for the best price. The City Manager was asked to explore a process for reviewing the consultants one at a time, possibly one a year. The review process should be set up on a regular basis.

ADJOURNMENT

Rick Dutson moved that the meeting adjourn at 11:15 P.M..

Margy Lomax, City Recorder
Farmington City